

Albany Community Development Agency

200 Henry Johnson Blvd.
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Hon. Kathy M. Sheehan (*Mayor*)
Hon. Carolyn McLaughlin (*City of Albany Common Council President*)
Hon. Darius Shahinfar (*City of Albany Treasurer*)
Faye C. Andrews (*Director, ACDA*)
Nala R. Woodard (*City Clerk*)
John J. Reilly, Esq. (*Corporation Counsel*)
Tara B. Wells, Esq. (*Administrative Services Acting Commissioner*)

ACDA MINUTES OF REGULAR MEETING Tuesday, September 9, 2014 4:00 PM

Attending: Kathy Sheehan, Carolyn McLaughlin, Darius Shahinfar, Faye Andrews, Nala Woodard, and John Reilly.

Absent: Tara B. Wells

Also Present: Christopher Spencer, Katie Bronson, Bradley Glass, Sean McLaughlin, and Daniel Oh.

The regular meeting of the ACDA was brought to order at 4:03 PM.

Roll Call

All Board members were present.

Reading of Minutes of the Regular Meeting of July 1, 2014

Since the minutes of the previous meeting had been distributed to the Board members in advance for review, a proposal was made to dispense with the reading of the minutes.

Approval of Minutes of the Regular Meeting of July 1, 2014

A proposal was made to approve the minutes of the Regular Board Meeting as presented. A motion to accept the minutes, as presented, was made by Darius Shahinfar and seconded by John Reilly. A vote being taken, the minutes were accepted unanimously.

New Business

Loan request from Albany Parking Authority

The Albany Parking Authority has requested an additional loan from ACDA for \$5,000 to address the increase in the scope of work being completed on the parking lot known as Central Parking Lot #3. Work is in progress on the lot and there has been an increase to the amount of parking spaces, a survey, fencing, sealing and striping, and new wheel stops. The sidewalks have also been replaced and there will be discounted parking spaces for the new Capital CarShare program.

The loan would have the same terms as the previous \$20,000 loan approved in May of 2012 (0% interest for a term of ten years). The original signed resolution regarding the initial loan approval and photographs of lot 3 were presented to the board for review.

The Board, having reviewed the resolution and photographs, entered into a discussion of the loan request. A motion to approve the project being proposed by The Albany Parking Authority as as detailed above was made by Kathy Sheehan and seconded by Darius Shahinfar. A vote being taken, the Resolution passed by a vote of 6-0.

Unfinished Business

Request to purchase 147 and 149 Henry Johnson Boulevard by Patrick Chiou

At the April 2014 ACDA board meeting, the Board discussed the request of Patrick Chiou to purchase properties located at 147 and 149 Henry Johnson Blvd. At that meeting, the Board felt that it needed additional information about the plans for the vacant lot.

Mr. Daniel Oh, on behalf of Mr. Chiou, attending the September 9, 2014 board meeting to give a presentation for the plans of the vacant lot and to answer questions regarding the request.

As detailed in his July 18, 2014 letter presented to the Board, Mr. Oh states that Mr. Chiou recently purchased 151 Henry Johnson Boulevard with the intent of continuing the residential use on the upper levels of the structure as market rate residential housing, plus establishment of a proposed “neighborhood retail shop” on the ground level. Mr. Chiou is interested in purchasing the lots at 147 and 149 Henry Johnson Boulevard so that the entire stretch of properties on that street can be redeveloped. Mr. Chiou’s proposal included floorplans of all three floors and two site plans from Kurzon Architects. Mr. Chiou’s letter included an offer to purchase these two lots for a total sum of \$5,000.

In addition to the letter and plans referenced above, Mr. Oh presented the Board with his proposed construction budget and a proposed income/expenditures breakdown.

After hearing Mr. Oh’s presentation and discussing the proposal, the Board entered into a discussion of the proposal. Kathy Sheehan produced printouts of the assessments of the aforementioned properties that were in excess of the bids offered by Mr. Chiou (\$11,000 and \$16,000). The Board decided to table this matter for further review. Mayor Sheehan stated that she would like to discuss the matter with the assessor’s office.

Other Business

None

Communications

None

There being no further business, a motion to adjourn the meeting was proposed by Darius Shahinfar and seconded by Kathy Sheehan at 4:22 pm.

Respectfully submitted,

Faye Andrews, Secretary